



THE CUBES

GLENDALE



CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

1,200,140 SF
cross-dock
building
available

BUILDING B
GLENDALE, ARIZONA



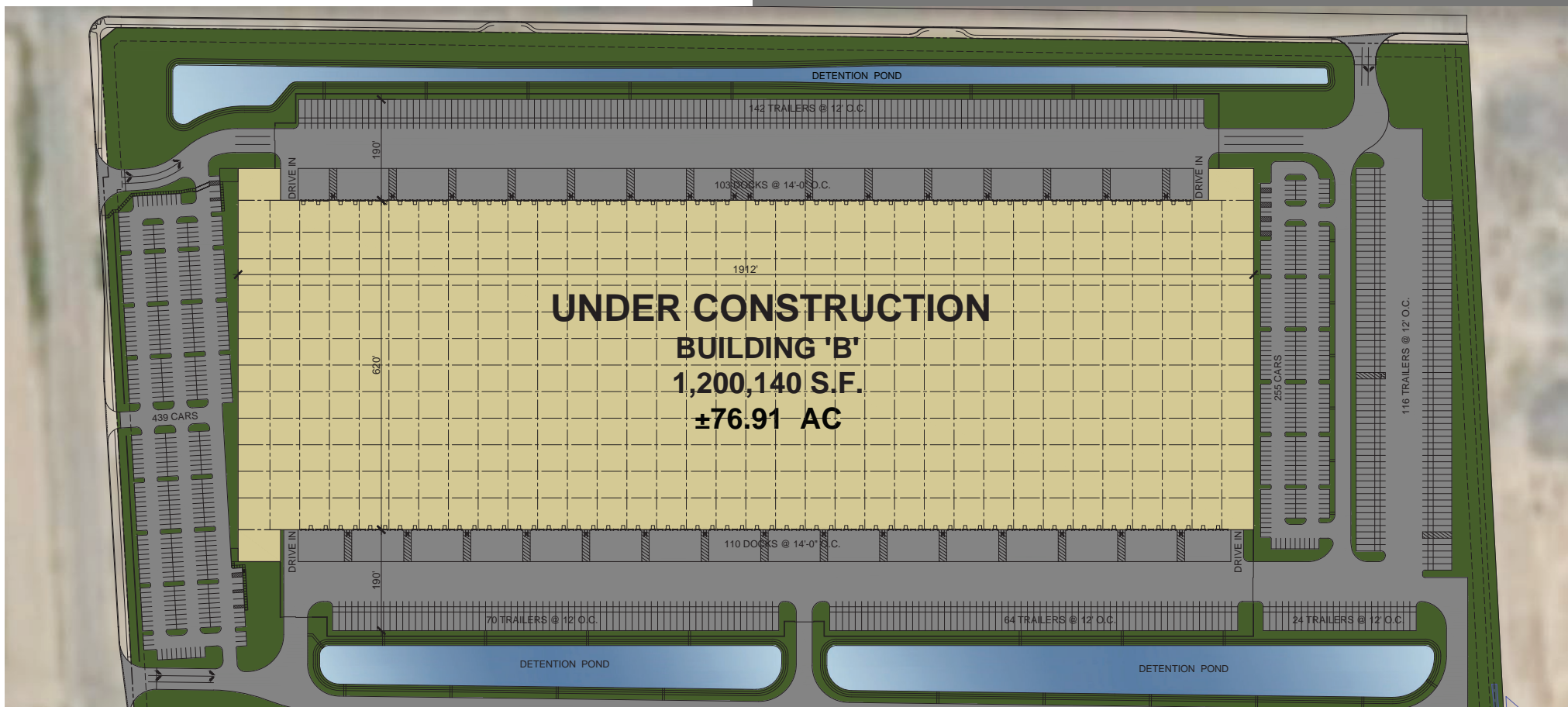
1,200,140 square feet

SPECULATIVE BUILDING



PROPERTY FEATURES

- ±1,200,140 SF
- 40' clear height
- 620' building depth
- 213 (9' x 10') dock high doors
- 4 (14' x 16') grade level doors
- 50' x 56' typical column spacing with 60' speed bays
- 190' concrete truck courts; fully secured / gated
- 416 trailer parking stalls
- 694 auto parking stalls
- Moment framing
- Clerestory windows
- LED lighting
- K25.2 ESFR fire sprinkler system
- Two 3,000A, 480/277V, 3 phase power service sections
- 8" flooring, unreinforced
- 60 mil TPO roof system; 20 year warranty
- Insulated shell and HVAC ready
- Two existing groundwater wells in the business park
- Dedicated truck queuing lane
- Heavy industrial zoning





The Cubes at Glendale is minutes from the confluence of Loop 303 and the Northern Parkway, ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Los Angeles & Long Beach, New Mexico, Utah and Nevada.

LOCATION FEATURES

- Immediate access to Northern Parkway via a full diamond interchange at Reems Road
- ± 1.5 miles from Loop 303 via full diamond interchanges at Northern Avenue and Glendale Avenue
- ± 6.5 miles from Interstate 10
- Adjacent to Luke Air Force Base
- 30 miles from Phoenix Sky Harbor International Airport
- Foreign Trade Zone (FTZ) capable

THE WEST VALLEY

- 1.6 million people live in the West Valley
- \$62,775 is the average annual income for households in the West Valley
- 62% of the West Valley population is workforce age
- Top Employers include: Banner Health, Luke Air Force Base, Fortune 2 E-Commerce, PetSmart, Swift, FedEx

ARIZONA COMPETES

- Quality jobs income tax credits
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

CITY OF GLENDALE

- Glendale is Arizona's 6th largest city with a population of over 239,000
- Glendale's Luke Air Force Base is home to the F-35 training program, which is the newest jet in the Air Force
- Glendale is accessible to a workforce of 1.7 million within a 30 minute commute
- Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- Glendale's colleges and universities provide an economic impact of \$771 million



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